

M-501

M 50-123

James C. Freeman

SC5593-4-976



173- David B. Herd

174 Hogans Agency

241-1 Jos. P. Marciano

242 - Hogans - 203/72 - Price to Riggs to Hogans - 75x150

238 - Joshua T. Dowling - Lot 1 MLM 36/365

238 Louis O. Porter Lot 2 288/432

238 Robt. D. Jamar 9/258

240 Albert D. Toulson

4 / 1.46  
115

MAP 46

Frank O. Puppe, Jr.  
61/350

MARTIN WAGNER RD

110 - Virginia B. Hersch MLM 11/278

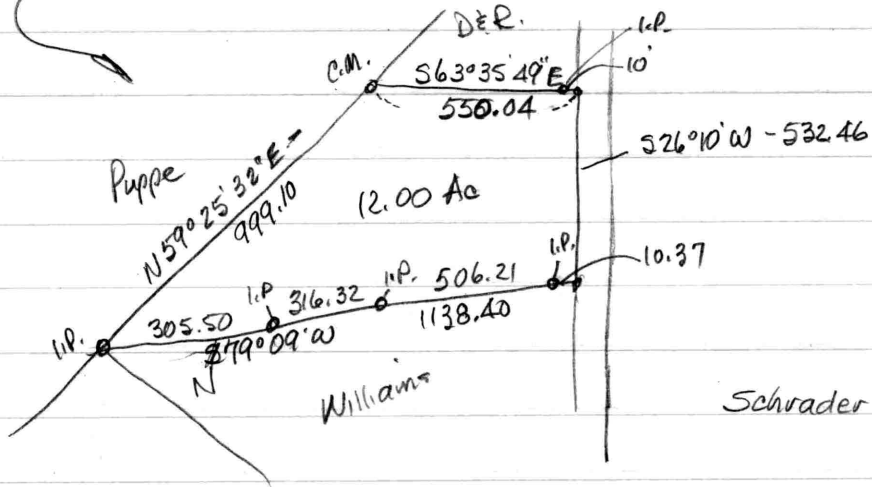
117- Francis Vansant 33/153

12/ Mark S. Reuver 290/334

126 Brown M. Roe III 291/147

168 Hogans & Bos. Inc. 197/81

WAG 2/204



Schrader 1983

M-500



333 - James K. Buckley

334 Robt Cornelius

335 "

336 Robt. T. Ray

337 Roy P. Elbourn

464 Chas. F. Clark, Jr.

465 Franklin T. Hopkins, Sr. B.64

467 Geo. R. Parsons

471-2 " " "

471-3 Joanne S Ransome

# Town of Rock Hall

## Table of District Height, Area and Bulk Regulations

Height, area, and bulk requirements for the various districts shall be as indicated in the chart below, together with other height, area and bulk requirements contained in this chapter.

Use Regulations in Article:	District	Maximum Height		Minimum Lot Requirements				Minimum Yard Requirements			
				Lot Area Per Family (square feet)	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard Depth (feet)	Width of Each Side Yard (feet) (2 Required)	Aggregate Width of Side Yards (feet)	Rear Yard Depth (feet)
		Feet	Stories								
IV	R-1 Single-Family Residential <sup>1</sup>	35	2½	12,500 <sup>2</sup>	10,000 <sup>2</sup>	75	100	30	10	30	30
V	R-2 Single-Family Residential	35	2½	12,500 <sup>2</sup>	10,000 <sup>2</sup>	75	100	30	10	30	30
VI	R-3 Multiple-Family Residential	40	3	1-family: 12,500 <sup>2</sup>	10,000 <sup>2</sup>	70	100	30	1-, 2- or 2½-story: 10 3-story: 15	20	25
				2-family: 6,250 each <sup>3</sup>	5,000 <sup>3</sup>	40 <sup>3</sup>					
				3-family: 4,200 each	10,000	80					
				4+ family: 3,500 each							
				Townhouse <sup>3,4</sup> Condominium: 5,000	5,000 <sup>3,4</sup>	50 <sup>3,4</sup>					
VII	B-1 Neighborhood Business	35	2½	For dwellings: 12,500 <sup>2</sup>	10,000 <sup>2</sup>	75	100	50	10 <sup>3</sup>	20 <sup>4</sup>	25 <sup>4</sup>
				Other buildings: —	None	None	None		10	30	30
VIII	C-1 General Commercial	40	3	For dwellings: same as R-3 District		None	None	50	None except as in Note 4 below		
				Other buildings: —	None	None	None		For dwellings: same as R-3 District		
IX	C-2 Central Commercial	40 <sup>9</sup>	3	For dwellings: same as R-3 District		None	None	None	None except as in Note 4 below		
				Other buildings: —	None	None	None		For dwellings: same as R-3 District		
X	C-3 Business Commercial [Added 8-3-1989 by Ord. No. 89-7]	40	3	Residential not authorized	15,000	100 <sup>6</sup>	150	30	None except as in Note 4 below		
XI	CM Commercial Marine	45	4 <sup>9</sup>	For dwellings: 21,780 <sup>1</sup>	20,000 <sup>1</sup>	100	100	40	15	40	60
				Other buildings: —	21,780				15 <sup>5</sup>	35	30
XII	IM Industrial Marine	35 <sup>9</sup>	3	—	None	None	None	40	15 <sup>5</sup>	30 <sup>5</sup>	30 <sup>5</sup>
XIII	LI-1 Limited Industrial	40 <sup>9</sup>	3	—	43,560 (1 acre)	150	200	50	20	50	40

NOTES:

### NOTES:

<sup>1</sup> Lot areas shall average at least twenty-one thousand seven hundred eighty (21,780) square feet (one-half acre) in subdivisions of two (2) or more lots.

<sup>2</sup> Lot areas shall average at least twelve thousand five hundred (12,500) square feet in subdivisions of two (2) or more lots.

<sup>3</sup> See Article XVIII for regulations pertaining to two-family dwellings and townhouses.

<sup>4</sup> There shall be a side yard not less than twenty-five (25) feet in width on the side of a lot adjoining a residential district, and there shall be a rear yard not less than thirty (30) feet in depth on the rear side of a lot adjoining a residential district. [Amended 5-19-1988 by Ord. No. 88-3]

<sup>5</sup> No rear yard or side yard shall be required on the rear or side of a lot which adjoins a waterway.

<sup>6</sup> The width of a lot shall never exceed its depth.

<sup>7</sup> [Amended 2-1-1973]

<sup>8</sup> [Amended 1-4-1988 by Ord. No. 87-8]

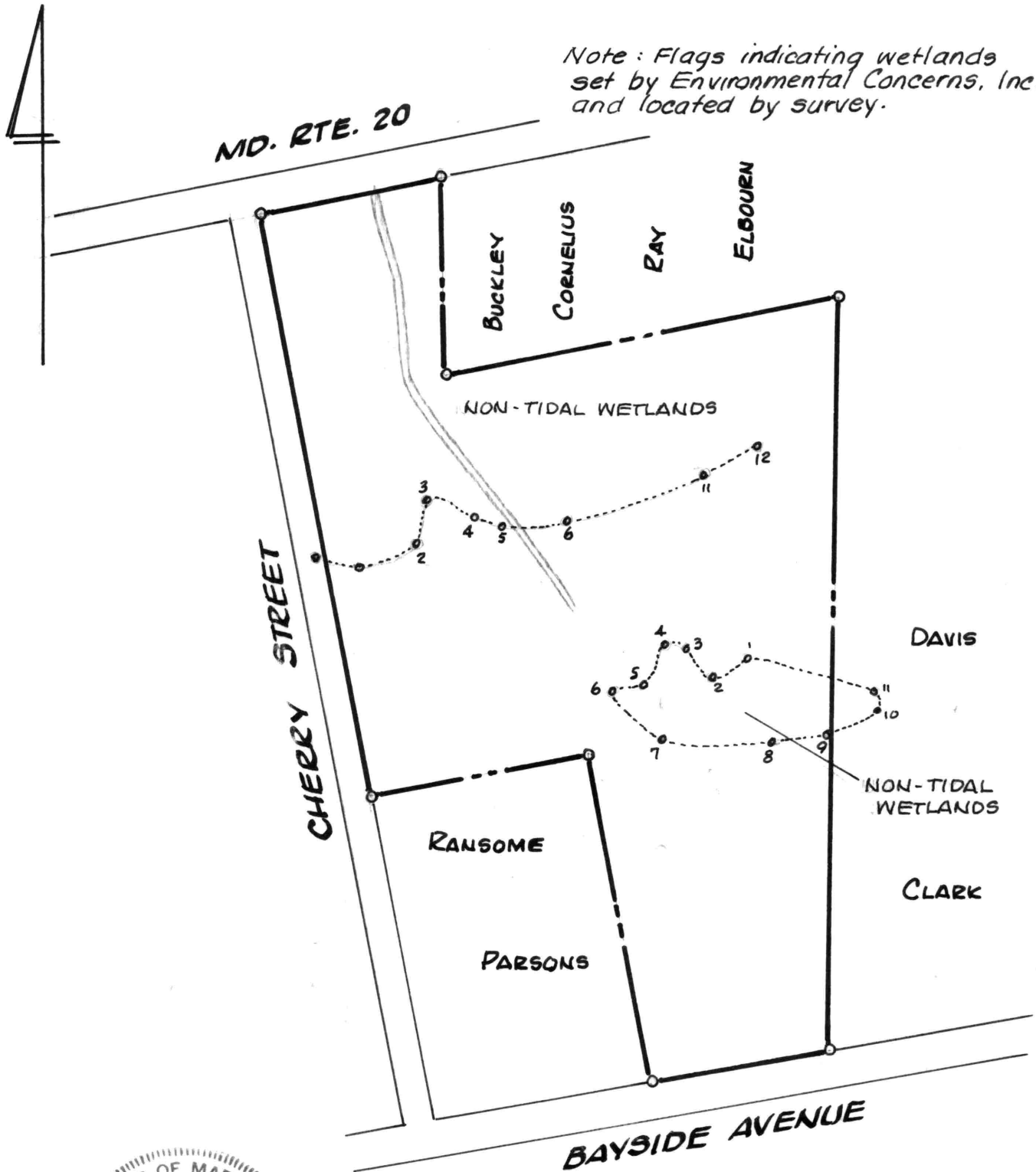
<sup>9</sup> [Amended 5-19-1988 by Ord. No. 88-3]

### ABBREVIATIONS:

The symbol "4+" means four (4) or more.

A dash (—) indicates no applicable regulations.

Note: Flags indicating wetlands  
set by Environmental Concerns, Inc.  
and located by survey.



**NON-TIDAL WETLANDS  
FRANKLIN T. HOGANS LANDS**

Rock Hall, Kent County, Md.

Scale 1"=200' Aug. 1995.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



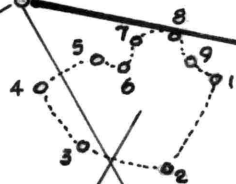
FRANK O. PUPPE, JR.

FRANKLIN T. HOGANS

MD. RTE. 20

VIRGINIA B. HERSCH

NON-TIDAL WETLANDS

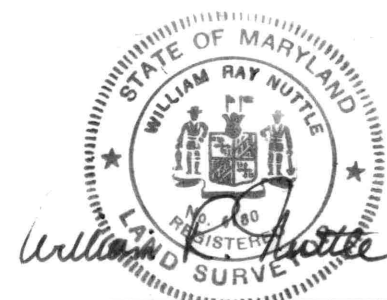


*Note: Flags indicating wetlands set by Environmental Concerns, Inc. and located by survey. The wetlands indicated fall outside of the Hogans property.*

**NON-TIDAL WETLANDS**  
**FRANKLIN T. HOGANS LANDS**  
**5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.**

Scale 1"=200' Aug. 1995.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



# TOWN OF ROCK HALL, MARYLAND

ROCK HALL PLANNING COMMISSION

ADOPTED NOVEMBER 7, 1964  
AS PART OF ORDINANCE NO. 10

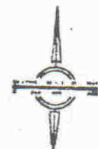
*James H. Smith*  
MAYOR

ATTEST TOWN CLERK



L E G E N D	
MAP SYMBOL	DISTRICT
R-1	R-1 SINGLE-FAMILY RESIDENTIAL
R-2	R-2 SINGLE-FAMILY RESIDENTIAL
R-3	R-3 MULTIPLE-FAMILY RESIDENTIAL
B-1	B-1 NEIGHBORHOOD BUSINESS
C-1	C-1 GENERAL COMMERCIAL
C-2	C-2 CENTRAL COMMERCIAL
CM	CM COMMERCIAL MARINE
IM	IM INDUSTRIAL MARINE
LI-1	LI-1 LIMITED INDUSTRIAL

THE INFORMATION ON THIS MAP WAS PROVIDED BY THE TOWN OF ROCK HALL AND IS NOT GUARANTEED BY THE PLANNERS. THE PLANNERS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PLANNERS ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE MAP SINCE ITS PUBLICATION.



HB  
CA

## ZONING DISTRICT MAP

HARLAND BARTHOLOMEW AND ASSOCIATES  
PLANNERS  
WASHINGTON, D. C.





DEPT. OF ASSESSMENTS & TAXATION  
PROPERTY MAP DIVISION  
THE INFORMATION SHOWN HEREON HAS BEEN COMPILED  
FROM AERIAL PHOTOGRAPHS AND IS NOT AN ACTUAL  
SURVEY. IT SHOULD NOT BE USED FOR LEGAL PURPOSES.

PROPERTY LINE  
SUB-DIVISION BOUNDARY  
CONTINUING OWNERSHIP - Z I E - Z - Z  
PARCEL NUMBER - P 348 (SHOWN TO QUANTIFY AND INDEX  
OWNERSHIP)



ROCK HALL  
MD

MAP

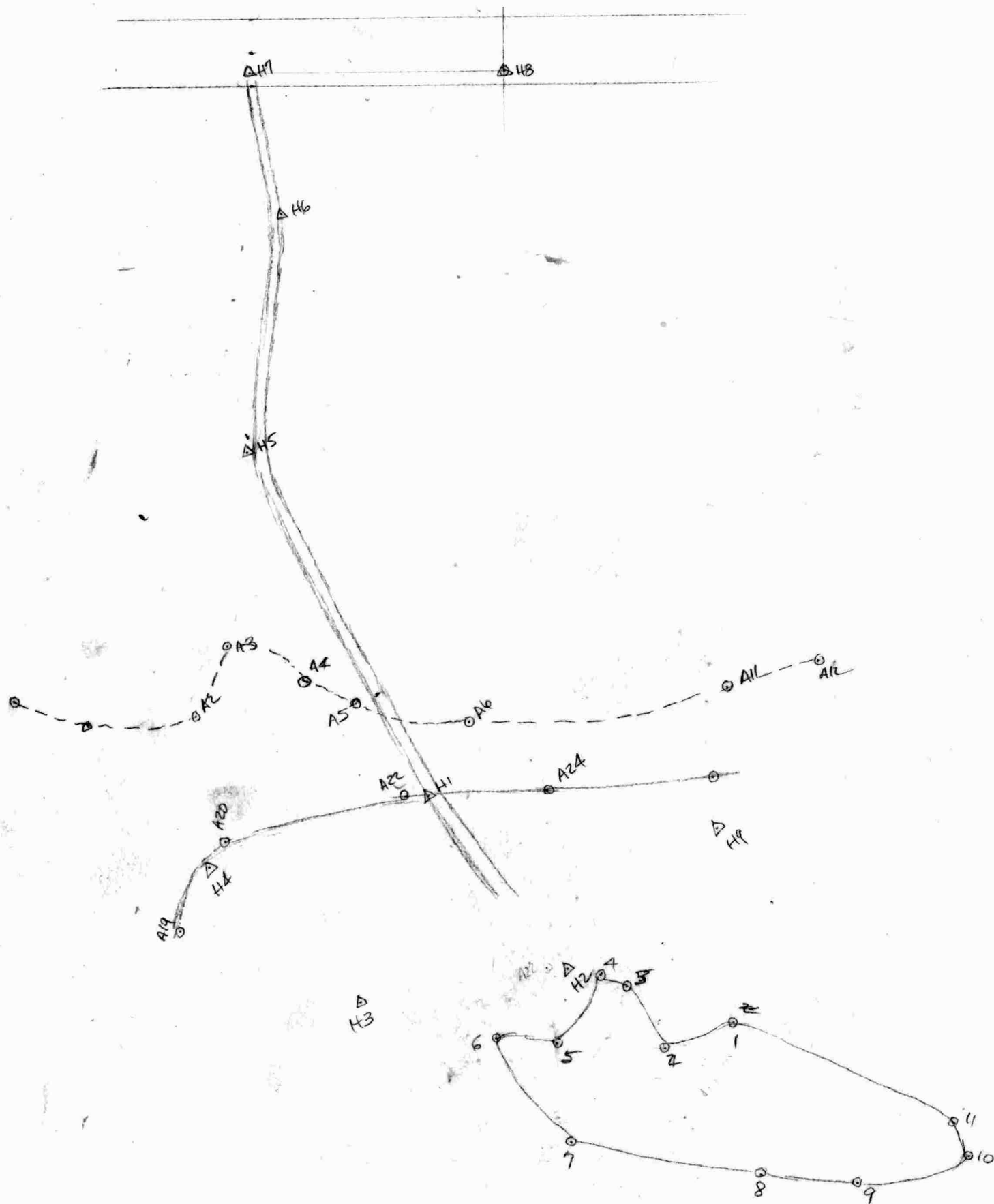


Go To RI  
R2

R 185  
1592  
X

JOHNSON  
.736 DL







Present zoning- RZ  
 12,500 sq ft area  
 75 width  
 100 depth

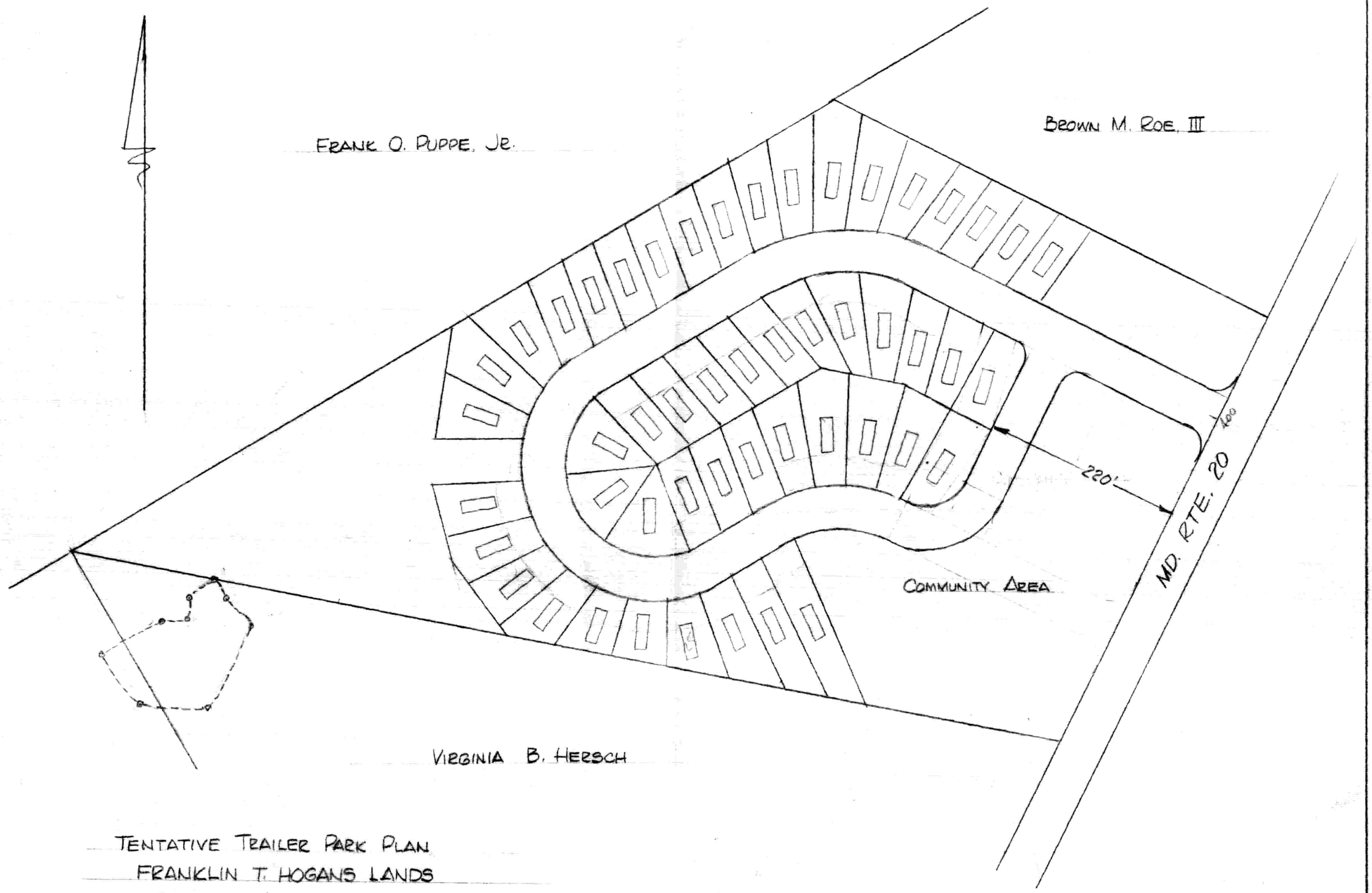
Drawn from plat by Rauch, Walls, & Lane 1990  
 33 lots





FRANK O. PUPPE, JR.

BROWN M. ROE, III



COMMUNITY AREA

220'

MD. RTE. 20

VIRGINIA B. HERSCH

TENTATIVE TRAILER PARK PLAN  
FRANKLIN T. HOGANS LANDS  
5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
Scale 1"=100 July 1994.

MD. RTE. 20

ROY P.  
ELBOURN

R.T.  
RAY

JAS. K.  
BUCKLEY

ROBY  
CORNELIUS

CHERRY ST.

CHAS. DAVIS

JOANNE S. RANSOME

GEO. E. PARSONS

CHAS. F. CLARK

BAYSIDE AVE.

TENTATIVE SUBDIVISION PLAN  
FRANKLIN T. HOGANS LANDS  
ROCK HALL, KENT COUNTY, MD.  
Scale 1"=100' July 1994.